

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY
DIRECTOR

Deputy Directors
ROSS M. HIGASHI
EDUARDO P. MANGLALLAN
DAVID J. RODRIGUEZ
EDWIN H. SNIFFEN

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i

ISSUANCE OF A REVOCABLE PERMIT FOR AN OFFICE AND BREAKROOM
SOUTHWEST AIRLINES CO.

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEĀHOLE

TAX MAP KEY: (3) 7-3-43: PORTION OF 003

HAWAII

LEGAL REFERENCE:

Section 171-55, Hawai'i Revised Statutes (HRS), as amended.

APPLICANT:

Southwest Airlines Co. (SWA), a Texas corporation, whose mailing address is 2702 Love Field Drive, Dallas, Texas 75235.

LOCATION AND TAX MAP KEY:

Portion of Ellison Onizuka Kona International Airport at Keāhole (KOA), Kailua-Kona, Island of Hawai'i, identified by Tax Map Key: 3rd Division, 7-3-43: Portion of 003.

AREA:

Building/Room No. 382-101, containing an area of approximately 456 square feet, as shown and delineated on the attached Exhibit A.

ZONING:

State Land Use District:
County of Hawai'i:

Urban & Conservation
Industrial (MG-1a) and Open

ITEM M-9

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR AN OFFICE AND BREAKROOM,
SOUTHWEST AIRLINES CO.

Page 2

LAND TITLE STATUS:

Section 5(a) lands of the Hawai'i Admission Act: Ceded
DHHL 30% entitlement lands pursuant to Hawai'i Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3074, dated August 20, 1981, setting aside 4,204.10 acres designated as KOA under the control and management of the State of Hawai'i, Department of Transportation, Airports Division for Airport Purposes.

CHARACTER OF USE:

SWA will use the space for an office and breakroom in support of its Signatory Airline Carrier Operation at KOA.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

\$538.08 (\$246.24 as determined from the Appraisal Report for the Estimate of Annual, Fair Market Lease Rental Values of T-Hangars and Sprung Structures, Ellison Onizuka Kona International Airport at Keāhole, prepared by ACM Consultants, Inc., dated 3/15/21, plus \$177.84 for utilities and \$114.00 for air conditioning).

SECURITY DEPOSIT:

\$1,614.24, or three (3) times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	NO ___

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The State of Hawai'i, Department of Transportation, Airports Division, has determined that the impacts of this action are de minimis and exempt, pursuant to Department of Transportation, Comprehensive Exemption List, Type 8, Part 1, 8(h), concurred to by the Environmental Advisory Council on February 1, 2022.

BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR AN OFFICE AND BREAKROOM,
SOUTHWEST AIRLINES CO.

Page 3

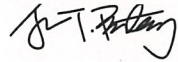
REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to SWA for an office and breakroom in support of its Signatory Airline Carrier Operation at KOA.

RECOMMENDATION:

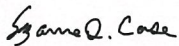
Based on this submittal, and testimony and facts presented, the Department of Transportation recommends the Board finds that approving the issuance of a month-to-month Revocable Permit to SWA, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,

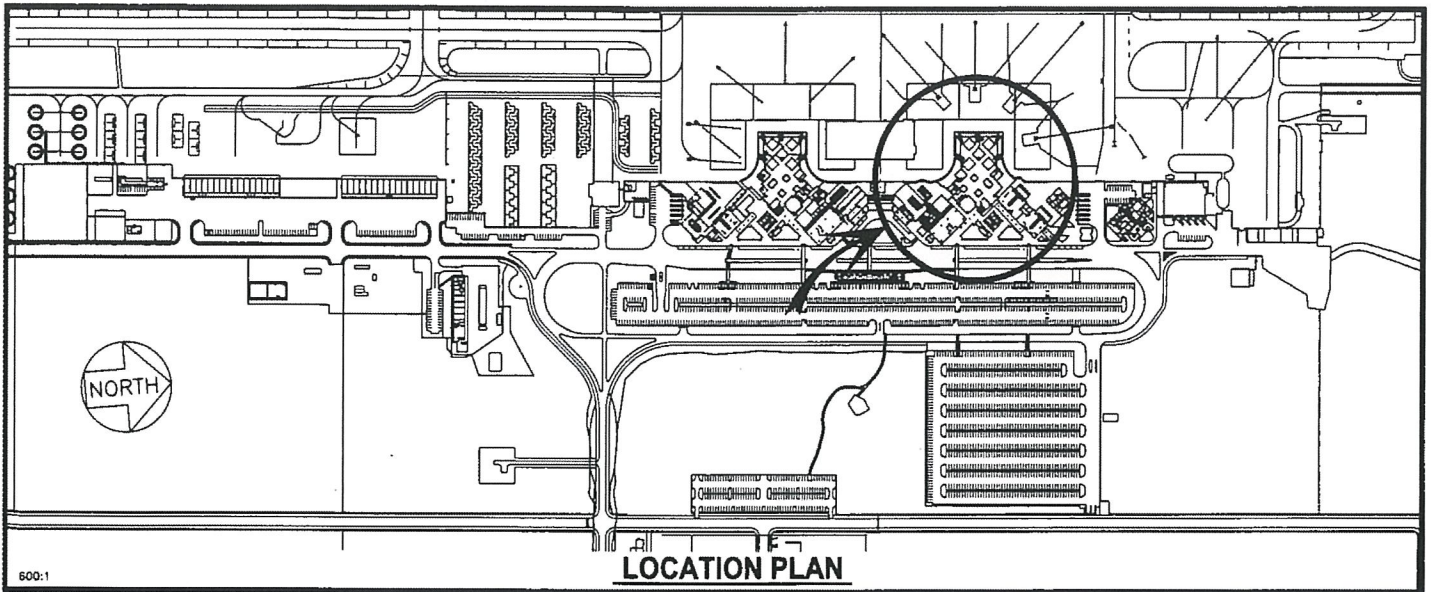


JADE T. BUTAY
Director of Transportation

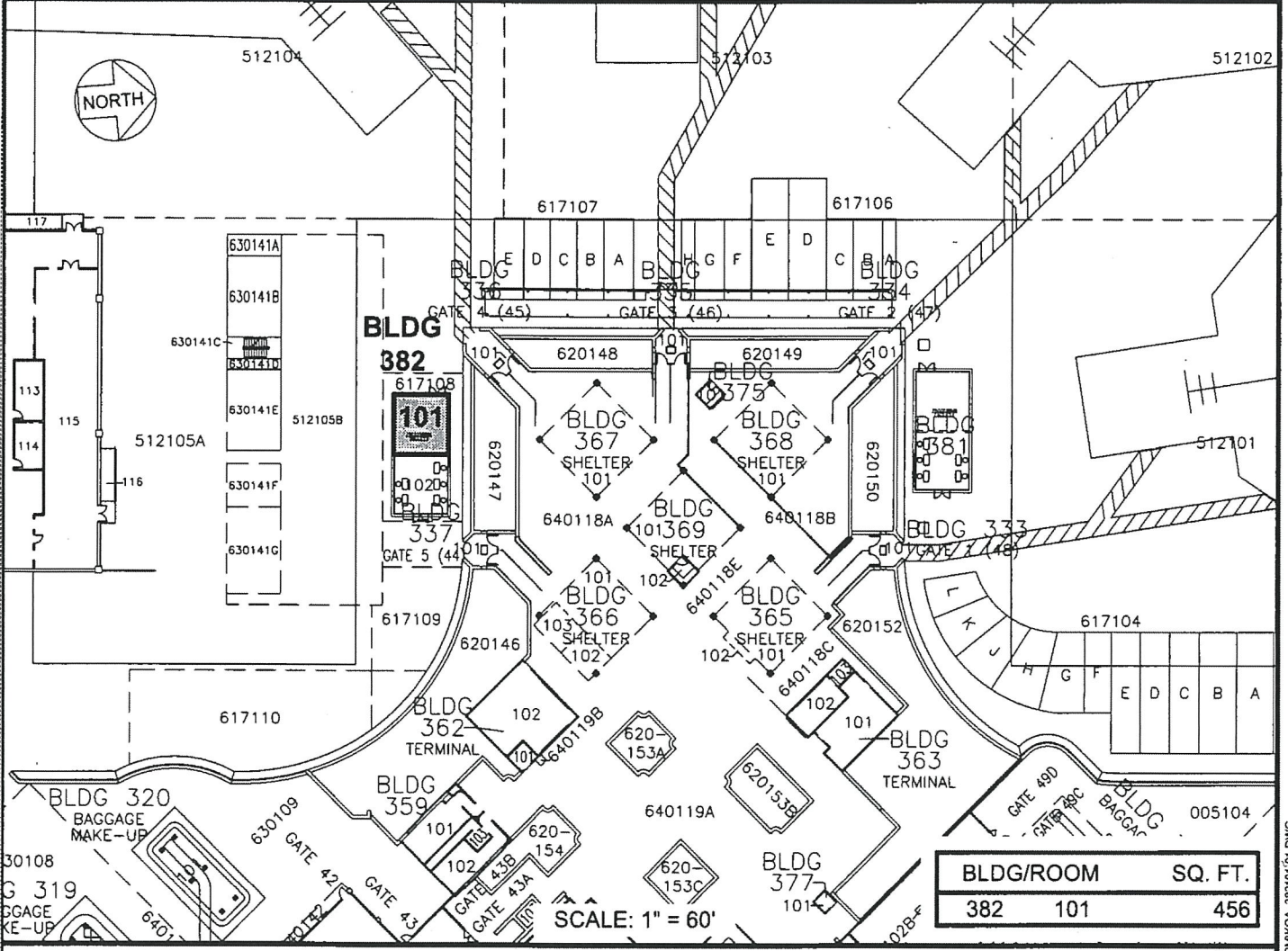
APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson
Board of Land and Natural Resources



600:1 **LOCATION PLAN**



BLDG/ROOM	SQ. FT.
382 101	456

RP-9335

DATE : OCTOBER 2022

EXHIBIT: **A**



SOUTHWEST AIRLINES CO.

**BLDG 382
PROCESSING FACILITY
GROUND LEVEL**

**382101
PLAT D1,38**

ELLISON ONIZUKA KONA INTERNATIONAL AIRPORT AT KEAHOLE

I:\AIRPORTS\KONA_KONACAD\PM\KOA_382101-01.DWG